

**Boston Redevelopment Authority
Article 80 Small Project Review Submittal for
Proposed Residential Building
400 Belgrade Avenue
West Roxbury, Massachusetts 02132**



Architect:
Lucio Trabucco
Nunes Trabucco Architects
109 Highland Avenue
Needham, MA 02482
Tel: 781-455-9980
Fax: 781-444-6219

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04 May 2016

VIA HAND DELIVERY

Mr. Brian Golden, Acting Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Project Notification Form
Article 80 small project review application
400 Belgrade Avenue West Roxbury, Massachusetts 02132

Dear Director Golden:

As the Architect of the project, I am representing the Developer, John Douros, with respect to the property located at 400, Belgrade Avenue in West Roxbury (Ward 20). On behalf of the proponent, please accept the enclosed application for Small Project Review pursuant to Article 80-E-2 of the Boston Zoning Code.

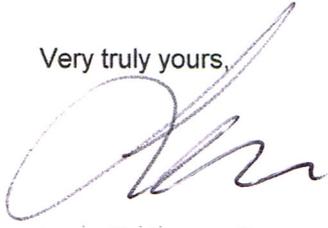
Situated on approximately 10,437 square feet of land, within walking distance to West Roxbury's neighborhood shopping center district, the proposed project contemplates the demolition of an existing one story commercial structure, formerly used as a gas station, in order to construct a four (4) story, 20 unit residential, structure with on-site parking for 20 vehicles. The one story structure has no historic or architectural significance to the surrounding neighborhood. It's presence and appearance actually detracts from the neighborhood.

The proposed structure will contain approximately 34,738 square feet of gross floor area, with the 20 residential units located on four levels. Three (3) of the units, will be designated affordable (13%) pursuant to the City of Boston's Inclusionary Development Policy, in what will hopefully be a gateway project for the Belgrade Avenue Beech Street neighborhood. The building has been designed and modified with input from neighbors and residents of the surrounding community through community outreach and community meetings. In addition, the proponent has engaged in discussions with the local elected officials and has had discussions with BRA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate neighborhood.

Attached to this application is the refusal letter issued by the Inspectional Services Department (ISD) along with the Proponent's petition to the Board of Appeal requesting zoning relief for this project.

Thank you for your consideration and please do not hesitate to contact me if there are any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lucio Trabucco', written in a cursive style.

Lucio Trabucco, Partner

cc District 6 City Councilor Matt O'Malley
Christopher Rusk Mayor's Office of Neighborhood Services
Christopher Tracy, BRA Project Manager

**Boston Redevelopment Authority
Article 80 Small Project Review Submittal for
Proposed Retail/Residential Building
400 Belgrade Avenue
West Roxbury, Massachusetts 02132**

Owner/Developer:
John Douros
400 Belgrade Avenue
West Roxbury, MA 02132

Attorney:
Pulgini & Norton, LLP
10 Forbes Road West, Suite 410
Braintree, MA 02184

Architect:
Lucio Trabucco
Nunes Trabucco Architects
109 Highland Avenue
Needham, MA 02482
Tel: 781-455-9980
Fax: 781-444-6219
E-Mail: Trabucco@ntarchitects.net

Dated: 10 May 2016

400 Belgrade Avenue

West Roxbury, Massachusetts 02132

Project Description

The site is located at 400 Belgrade Avenue in Boston's West Roxbury neighborhood, on two (2) parcels of land, parcel ID#'s 2001601000 and 2001603000 totaling approximately 10,421 square feet (the "Project Site"). The proposed development calls for the razing of the current one story commercial structure, and the development of an attractive and energy efficient four (4) story residential building consisting of twenty (20) dwelling units and twenty (20) below grade parking spaces. Each unit will consist of two (2) bedrooms, and the vehicular access and egress to the below grade parking will be via a new curb cut on Beech Street. Presently, the site has a one-story former gas station, which has been vacant for several decades, and is considered an eyesore to the community. The existing structure has no historic or architectural significance to the surrounding neighborhood.

The proposed structure will contain approximately 34,738 square feet of gross floor area, with 20 residential units located on four levels. Three (3) of the units, will be designated affordable (13%) pursuant to the City of Boston Inclusionary Development Policy. In what it hopefully be a corner stone for the Belgrade Avenue -Beech Street intersection, the building has been designed and modified with input from the neighbors through community outreach.

The following synopsis of the unit square footage and mix of unit type within the proposed building:

Type	Quantity
Market Rental Units – two (2) Bedroom	17
BRA Restricted Affordable Units – Two (2) bedrooms	3

UNIT AREA ANALYSIS					
NUMBER	NAME	LEVEL	AREA	BEDROOMS	COMMENTS
101	Unit #101 2 Bedrooms	Level 1	1,100SF	2	
102	Unit #102 2 Bedrooms	Level 1	1,100 SF	2	
103	Unit #103	Level 1	1,100 SF	2	

	2 Bedrooms				
--	------------	--	--	--	--

104	Unit #104 2 Bedrooms	Level 1	1,057 SF	2	
105	Unit #105 2 Bedroom	Level 1	1,100 SF	2	
201	Unit #201 2 Bedrooms	Level 2	1,100 SF	2	
202	Unit #202 2 Bedrooms	Level 2	1,100 SF	2	
203	Unit #203 2 Bedrooms	Level 2	1,100 SF	2	
204	Unit #204 2 Bedrooms	Level 2	1,100 SF	2	
205	Unit #205 2 Bedrooms	Level 2	1,100 SF	2	
301	Unit #301 2 Bedrooms	Level 3	1,100 SF	2	
302	Unit #302 2 Bedrooms	Level 3	1,100 SF	2	
303	Unit #303 2 Bedrooms	Level 3	1,100 SF	2	
304	Unit #304 2 Bedrooms	Level 3	1,100 SF	2	
305	Unit #305 2 Bedrooms	Level 3	1,100 SF	2	
401	Unit #401 2 Bedrooms	Level 4	1,100 SF	2	
402	Unit #402 2 Bedrooms	Level 4	1,100 SF	2	
403	Unit #403 1 Bedrooms	Level 4	1,100 SF	2	
404	Unit #404 2 Bedrooms	Level 4	1,100 SF	2	
405	Unit #405 2 Bedrooms	Level 4	1,100 SF	2	

COMMON AREA SUMMARY					
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NAME	AREA	LEVEL
COMMON AREA	2,698 sf	Level 1
COMMON AREA	2,608 SF	Level 2
COMMON AREA	2,608 SF	Level 3
COMMON AREA	2608 SF	Level 4
COMMON AREA	1,295 sf	Level 5 Roof Top

400 Belgrade Avenue

West Roxbury, Massachusetts 02132

Since the site is urban developed land, all public utilities are available to the site such as water, sewer, gas, electric, telephone and cable.

Neighborhood Context

Surrounded by commercial and residential developments, the property is located just outside the commercial center of West Roxbury. Over the past several years, the land use of the immediate area has remained unchanged. Within walking distance to the site, there are apartments, professional office space, restaurants, supermarkets, commercial banks, and retail shops. The site is located within walking distance to the Needham Line of the commuter rail for both Highland and Bellevue Stations. Bus service to rapid transit at Forest Hills is also available by the #35, #36, #37, & #38 bus lines. The #38 bus is also easily accessible to the Brigham & Women's Faulkner Hospital & Hebrew Senior Life Rehabilitation Center on Centre Street.

The proposed project will result in revitalizing what is currently considered a blighted sight in the neighborhood. Over the years there has been considerable frustration over the condition and the future of the site. This project will finally bring an end to that frustration.

The new building will be an esthetically pleasing site on an area that is considered to be the gateway to the West Roxbury neighborhood. In addition to the proposed building, Mr. Douros has also been in preliminary discussions with the Department of Conservation and Recreation about the possibility of adopting and maintain the adjacent grass area. This property is owned by the Commonwealth of Massachusetts and could benefit from some improvements that could be enjoyed by all in the neighborhood.

The new residential building will also prove to be a tremendous asset to the West Roxbury businesses. Located within walking distance to Centre Street, the new residents will provide an additional base for customers to the growing business district in the area.

The proposal will also include pedestrian connectivity enhancements from the site to Beech Street and Belgrade Avenue. The proposal will include a widened sidewalk and additional crosswalk that will safely guide pedestrians across the street.

The building designed in a Boston vernacular, complementary to the surrounding neighborhood and structures. The project will include a partial underground level housing 20 parking spaces with supporting facilities.

The new development will enhance the property's value and add to the City of Boston tax base. The new residential building will create construction jobs, and additional housing units. This project will result in increased pedestrian traffic in the area, and indirectly help boost the business for the nearby neighborhood merchants. In addition the project will create much-needed residential housing and will also provide three (3), of the residential units as affordable.

Traffic, Parking and Vehicular and Pedestrian Access

The proposed project will provide an opportunity for accessible transit oriented housing which will be located within walking distance to the MBTA, both commuter and bus routes. In addition the project proponent proposes to provide onsite parking with up to twenty-three (20) parking spaces located on a semi underground level, and a bike rack.

400 Belgrade Avenue
West Roxbury, Massachusetts 02132



Location Site Map

BELGRADE AVE.

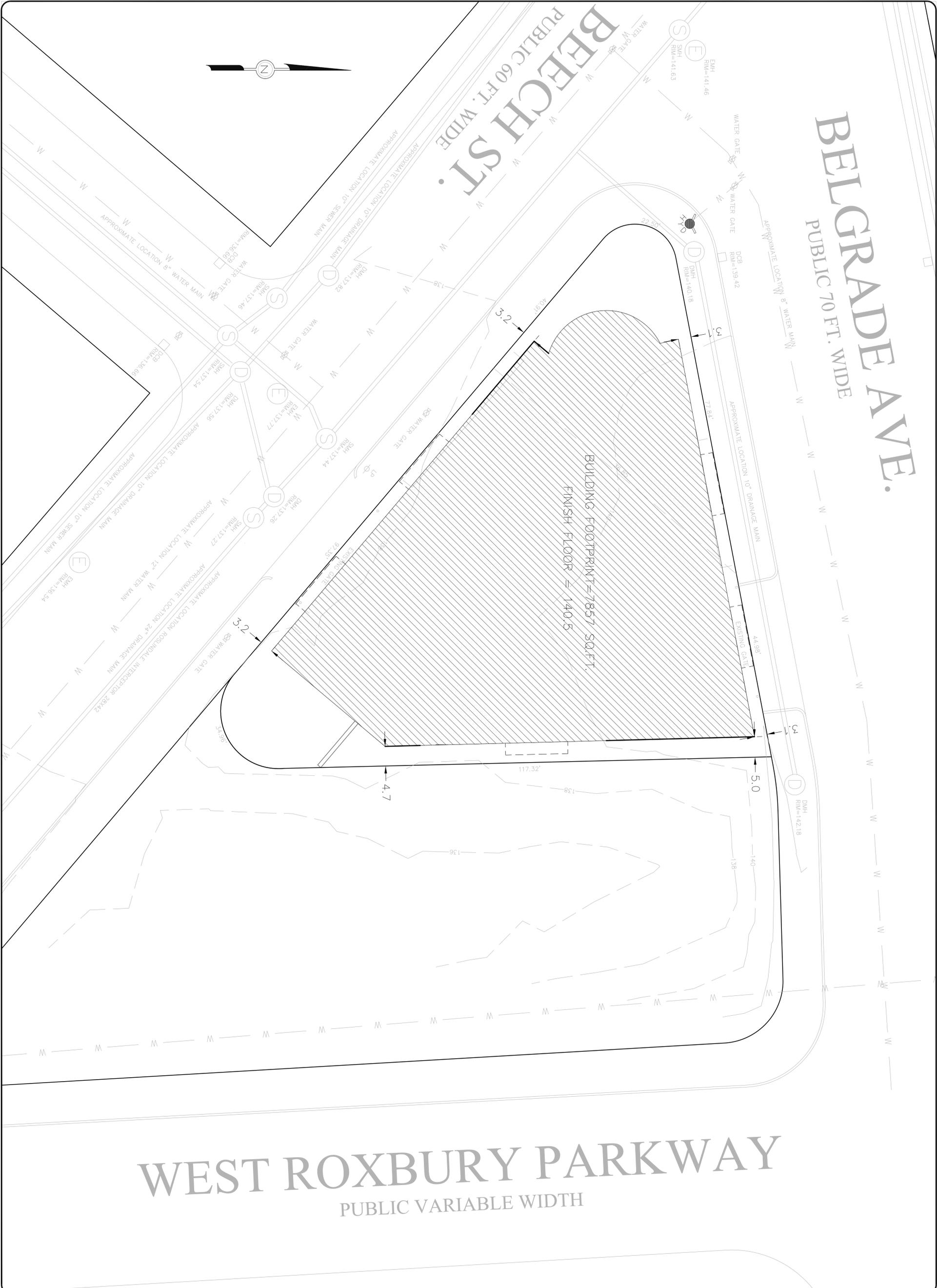
PUBLIC 70 FT. WIDE

BEECH ST.

PUBLIC 60 FT. WIDE

WEST ROXBURY PARKWAY

PUBLIC VARIABLE WIDTH



DATE: _____

No.	Date	Description

Prepared for:
MASSIMA FRANZIS
 15 SOUTH FAIRVIEW STREET #2
 ROSLINDALE, MA 02131

Prepared by:
MASSIMA FRANZIS
 15 SOUTH FAIRVIEW STREET #2
 ROSLINDALE, MA 02131

Prepared by:
CARLOS FERREIRA PE
 142 Fisher Street
 Roslindale, MA 01881
 (617) 331-7261

Project No:
Carlos E. Ferreira P.E. #41423
 Date: _____

Project Title:
400 BELGRADE AVE.
 ROSLINDALE, MA

Sheet Title:
PROPOSED BUILDING LAYOUT

SCALE: 1"=10'
 DRAWN: CEF
 CHECKED: CEF
 FILE NAME: BELGRADE.DWG
 PROJECT: ROX_BELGRADE
 ISSUE DATE: SEPTEMBER 21, 2015
 JOB NO: ROX_BELGRADE

400 Belgrade Avenue West Roxbury, MA

Neighborhood Photographs (Current Conditions)



400 Belgrade Avenue, West Roxbury, MA

Neighborhood Photographs (Current Conditions)



400 Belgrade Avenue West Roxbury, MA

Neighborhood Photographs (Current Conditions)



400 Belgrade Avenue West Roxbury, MA

Neighborhood Photographs (Current Conditions)



400 Belgrade Avenue West Roxbury, MA

Neighborhood Photographs (Current Conditions)



04 May 2016

Zoning Review:
400 Belgrade Avenue
West Roxbury, MA 02132

Zone: Neighborhood Shopping District (NS)

Multi-Family: Allowed

	Present Zone	Proposed
Parking Requirement:	1.5 spaces/dwelling unit (30)	1.0 spaces/dwelling unit (20) *
Loading Bay:	1	1
Dimensional Requirements:		
Max. F.A.R.:	2.0 (20,868 GSF)	3.32 (34,738 GSF) *
Max. Building Height:	35 feet	42 feet Average Grade *
Min. Lot Size:	None	None
Min. lot area/dwelling unit:	N/A	N/A
Min. Usable Open Space/dwelling unit	50 S.F. (1,000 SF)	375 S.F. 7,502 S.F.
Min. Lot Width:	None	None
Min. Lot Frontage:	None	None
Min. Front Yard:	None	None
Min. Side Yard:	None (10 feet-1F6000)	5'-0" *
Min. Rear Yard:	40 feet	N/A

*Denotes Boston Zoning Board Relief

400 Belgrade Avenue

West Roxbury, Massachusetts

Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team conducted extensive preliminary outreach with local elected and appointed officials, made presentation to the relevant neighborhood groups, also discussed the proposed project with certain area residents, and business Owners. This application includes the input in the preliminary outreach process including, specifically the exterior wall material as well as the façade along both Belgrade Avenue and Beech Street

The table below lists the public permits and approvals that are anticipated to required for the project.

AGENCY		APPROVAL	
City	Boston Redevelopment Authority	◆	Article 80 Small Project Review Application
	Boston Public Works Department	◆	Sidewalk improvements
	Boston Water & Sewer Commission	◆	Site Plan approval for water and Sewer connections
	Zoning Board of Appeals	◆	Variances
	Inspectional Services Department	◆	Review/Compliance State Building Code

400 Belgrade Avenue

West Roxbury, Massachusetts 02132

Appendix A: Site Plans, Architectural Plans and Elevations

Architectural Narrative:

- New building is a four story residential use building, with parking below semi interred at lower level that replaces an existing one story building which has been utilize as a gas station.
- New building design is complementary of the existing residential clapboard cladding buildings and fits within the neighborhood setting and the West Roxbury vernacular.
- New building is steel framed structure with concrete floor at first level, wood frame for floors above with clapboard and cementitious panel cladding.
- Semi interred level: Approximately 8,384 g.s.f. which consisting of parking spaces, mechanical space, garbage room, bike rack stairs, mechanical area and elevator.
- First, Second, Third, and Fourth Floors are approximately 8,384 g.s.f. Roof level 8,384 g.s.f. consisting lobby area open deck with green roof landscaped and circulation area.
- Building Façade treatment is as follows:
 - Semi Interred Level: Stone veneer on waterproofed concrete foundation walls.
 - First three levels: 7" exposure clapboard cladding, 1 ½" rigid insulation, air barrier, ½" exterior sheathing, cavity insulation with an R value of 19, 2x6 wood stud framing and ½" skim coated finish gypsum. Proposed clapboards will match building materials that are prevalent in the neighborhood.
 - Fourth level: composite panels cladding, 1 ½" rigid insulation, air barrier, ½" exterior sheathing, cavity insulation with an R value of 19, 2x6 wood stud framing and ½" skim coated finish gypsum. Proposed panels will match building materials that are present in the neighborhood.
 - Bays: Cementitious panels 1 ½" rigid insulation, air barrier, ½" exterior sheathing, cavity insulation with an R value of 19, 2x6 wood stud framing and ½" skim coated finish gypsum.
 - Insulated fiberglass double/hung argon filled windows with a "U" value of .30
 - Pre-finished Aluminum ornamental eave trim on parapet to cap building façade.
 - Main entry area: will be emphasized with metal structural canopy and Storefront glazed units.

- Building main entryway will be at the intersection of Belgrade Avenue and Beech Street and the vehicular entrance at rear of structure off Beech Street.
- Height of building will be vary due to the slope of the site with an average of approximately 42'-0".
- Dumpster will be located at the parking level in an enclosed closet.

400 Belgrade Avenue
West Roxbury, Massachusetts 02132

Appendix B: Permitting Applications and Appeals

ISD Zoning Code Refusal for ALT and Appeal Petition

400 Belgrade Avenue

West Roxbury, Massachusetts

Anticipated Permits and Further Public Review

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400 Belgrade Avenue

West Roxbury, Massachusetts 02132

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BELGRADE AVENUE

WEST ROXBURY PARK

GROUND LEVEL



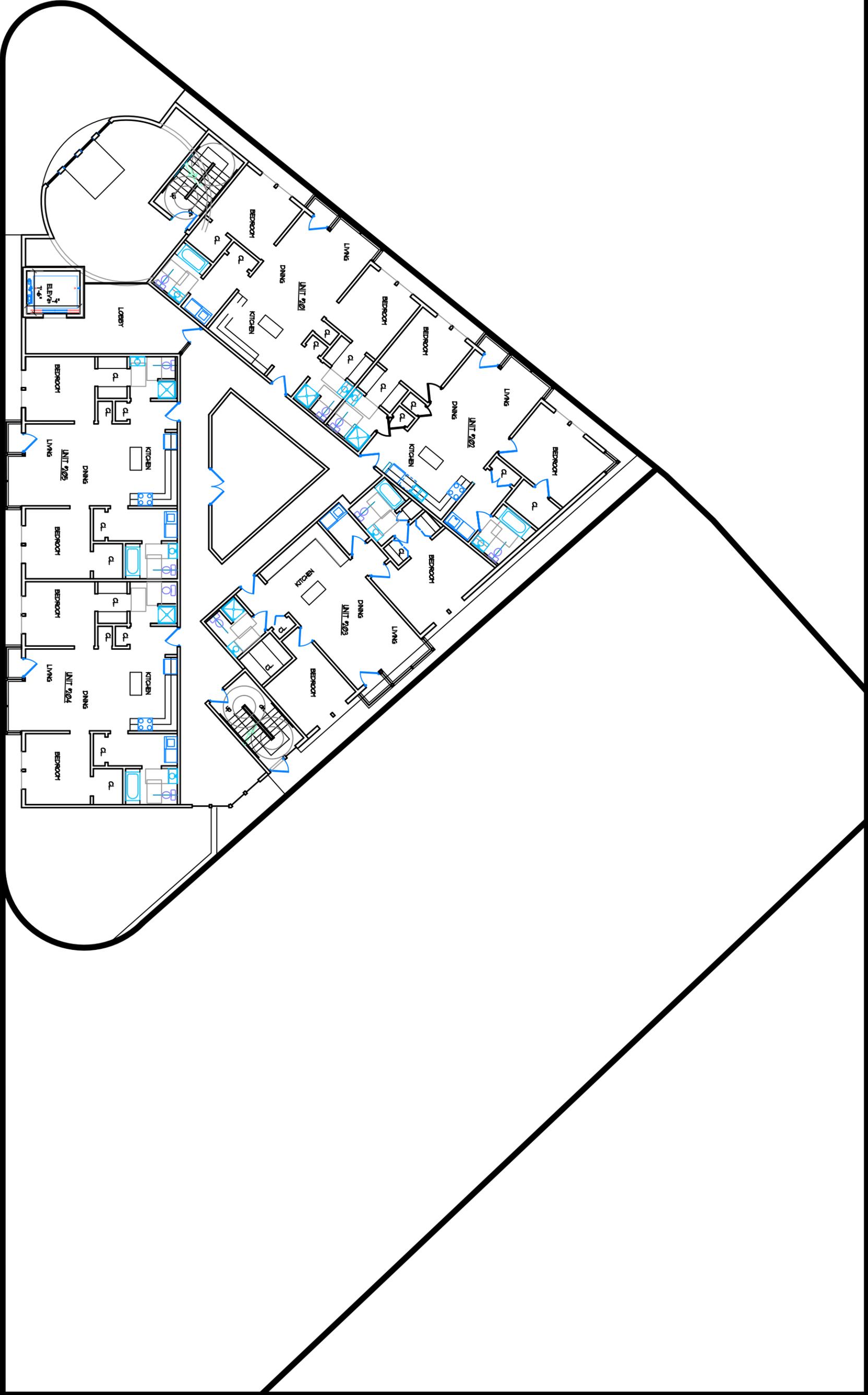
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PROPOSED RESIDENCES
400 BELGRADE AVENUE
WEST ROXBURY, MA 02132

NUNES • TRABUCCO • ARCHITECTS
109 Highland Avenue
781-465-9800
Needham, Massachusetts 02462
Tel: 781-444-8318

TITLE	GROUND FLOOR PLAN
DRAWN BY	NTA
DATE	02/MAY/16
SCALE	AS NOTED
PROJECT NO.	0000

A1.1



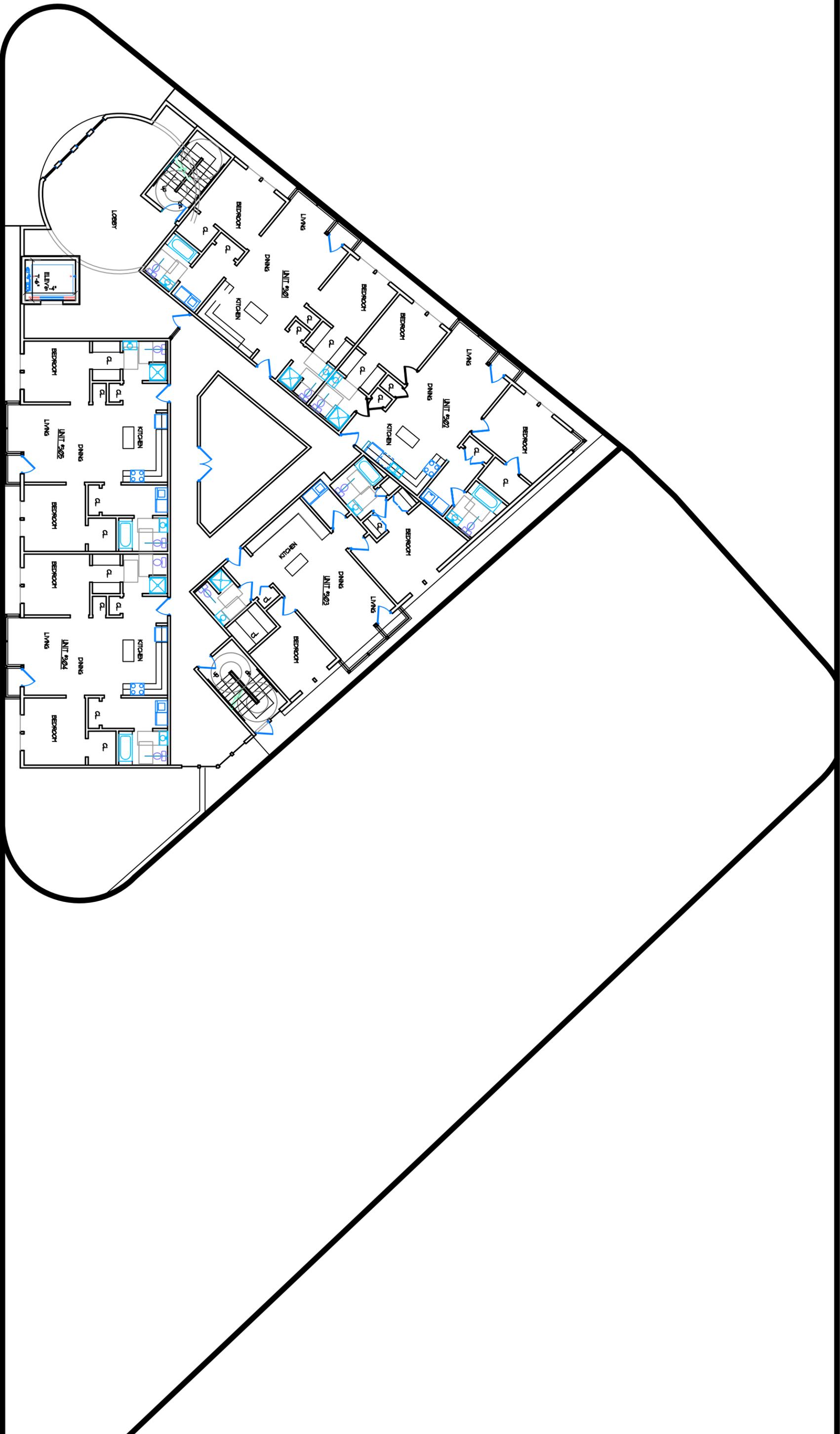
1
A1.2
SECOND LEVEL
1/8" = 1'-0"

PROPOSED RESIDENCES
400 BELGRADE AVENUE
WEST ROXBURY, MA 02132

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781-465-9800
Needham, Massachusetts 02462
Tel: 781-444-8318

TITLE
SECOND FLOOR PLAN
DRAWN BY: NTA
DATE: 02/MAY/16
SCALE: AS NOTED
PROJECT NO.: 0000
A1.2



1
A1.3
THIRD LEVEL
1/8" = 1'-0"

PROPOSED RESIDENCES
400 BELGRADE AVENUE
WEST ROXBURY, MA 02132

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109 Highland Avenue
781-465-9800
Needham, Massachusetts 02462
Tel: 781-444-8318

TITLE
THIRD FLOOR PLAN
DRAWN BY: NTA
DATE: 02/MAY/16
SCALE: AS NOTED
PROJECT NO.: 0000
A1.3

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1
A1.4
FOURTH LEVEL
3/16" = 1'-0"

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PROPOSED RESIDENCES
400 BELGRADE AVENUE
WEST ROXBURY, MA 02132

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109 Highland Avenue
781-459-9880

Needham, Massachusetts 02462
781-444-4519

TITLE
FOURTH FLOOR
PLAN

DRAWN BY	NTA
DATE	02/MAY/16
SCALE	AS NOTED
PROJECT NO.	0000

A1.4

400 Belgrade Avenue
West Roxbury, Massachusetts 02132

Appendix B: Permitting Applications and Appeals

ISD Zoning Code Refusal for ALT and Appeal Petition



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

LUCIO TRABUCCO
109 HIGHLAND AVENUE
NEEDHAM, MA 02494

February 04, 2016

Location: 400 BELGRADE AV WEST ROXBURY, MA 02132
Ward: 20
Zoning District: West Roxbury N.D
Zoning Subdistrict: NS
Appl. # : ERT558343
Date Filed: January 27, 2016
Purpose: Demolition of an existing 1 story structure, formerly a Gas station. Erect a new 5 story, 22 Unit Residential structure with an under ground Parking Garage. There will also be a common Roof Deck / Garden for all Building tenants.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 29 Section 8	GPOD Enforcement	Greenbelt Protection Overlay District Applicability
Article 56 section 15	Use regulations	Use : Residential Units located on the First Floor in a Neighborhood Business District : Conditional
Article 56 Section 16	Dimensional Regulations	Floor Area Ratio Excessive
Article 56 Section 16	Dimensional Regulations	Building Height Excessive
Article 56, Section 39	Off-Street Pkg & Loading.	Off-Street Loading Insufficient

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Thomas White
(617)961-3275
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



1
A2.0
1/8" = 1'-0"
BEECH STREET ELEVATION



1
A2.0
1/8" = 1'-0"
BELGRAVE AVENUE ELEVATION

ROOF: GREEN ROOF FINISH
 GARAGE COVER UPPLANTING BEDS
 PAPER VALQUARTS WATER PROOF MEMBRANE
 PROTECTION SURFACE WATER PROOFING
 MEMBRANE BOARD COVER ON
 STRUCTURE

EXTERIOR WALLS:
 1" CORROSION PROTECTIVE
 AIR BARRIER 1/2" EXTERIOR
 SEALING 2x6's @ 6" OC
 INSULATION R VALUE R19 1"
 1/2" GIPSUM BOARD SKIN COATED

EXTERIOR WALLS:
 1" CORROSION PROTECTIVE
 AIR BARRIER 1/2" RIGID INSULATION
 AIR BARRIER 1/2" EXTERIOR
 SEALING 2x6's @ 6" OC
 INSULATION R VALUE R19 1"
 1/2" GIPSUM BOARD SKIN COATED

WINDOWS:
 60% DOUBLE GLAZING
 UPRATED TO U VALUE OF
 3.0 MINIMUM
 STONE VENEER
 BRICK WALLS

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PROPOSED RESIDENCES
 400 BELGRADE AVENUE
 WEST ROXBURY, MA 02132

1	22 March 2016

NUNES • TRABUCCO • ARCHITECTS
 109 Highland Avenue
 781-459-9880
 Needham, Massachusetts 02492
 Fax: 781-444-4819

TITLE
EXTERIOR ELEVATIONS
 DRAWN BY NTA
 DATE 02/MAY/16
 SCALE AS NOTED
 PROJECT NO. 0000

A2.0



1
A2.1
1/8" = 1'-0"
WEST ROXBURY PARKWAY ELEVATION

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400 BELGRADE AVENUE
WEST ROXBURY, MA 02132

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109 Highland Avenue
781-451-9880
Needham, Massachusetts 02462
Tel: 781-444-6319

TITLE
EXTERIOR ELEVATIONS
DRAWN BY: NTA
DATE: 02/MAY/16
SCALE: AS NOTED
PROJECT NO: 0000

A2.1











